

Cynthia Gardens Apartments

294 & 302 Hudson Street, Buffalo

Welcome to the neighborhood!

Two and three bedroom apartments are available for income qualified families in Buffalo's Lower West Side. Two, 2-story buildings with 4 apartments in each building. Two units are fully handicap accessible and two are adaptable for visual or hearing impaired persons.

Amenities include:

- One Off-street Parking Space
- In-unit Washer & Dryer
- Central Air
- Private Porch
- Private In-unit Storage
- Dishwasher and Range Oven
- Located close to downtown
- 2 Bedroom Apartments: \$525/month, 950 sq/ft
- 3 Bedroom Apartments: \$600/month, 1085 sq/ft

*Water, sewer, and trash included. Gas and electric not included.

All apartments require a security deposit of one month's rent.

Affordable Rental Options in Buffalo's Lower West Side Community!

To apply:

- Applicant must be 62 years of age or older
- Have the appropriate required State capacity; 2-4 person capacity for 2-bedroom apartments and 3-6 person capacity for 3-bedroom apartments
- Must not exceed income limits. See below:

2017 Area 60% Income Limit for Erie County, NY			
HOUSEHOLD SIZE	2 PERSON	3 PERSON	4 PERSON
ANNUAL INCOME	\$32,760	\$36,840	\$40,920

No pets unless a certified service animal.

Smoke-free building

**For more information, please call
Heart of the City Neighborhoods at
716-882-7661 x 200.**

